



Hawthorn Avenue, Cherry  
Willingham



**£450,000**

- Detached Property
- Dormer Bungalow
- Three Reception Rooms
- Five Bedrooms
- Over 2400sqft Of Living Space
- Popular Village Location
- Freehold
- EPC rating D



Detached dormer bungalow, offering over 2400sqft of living space, located within the popular village of Cherry Willingham.

The property offers accommodation comprising of kitchen diner, snug, dining room, lounge, three bedrooms, shower room, and bathroom to the ground floor. To the first floor there are two further bedrooms and WC. Outside the property to the front there is a tarmac drive with ample parking, leading to a detached single garage. To the rear of the property there is a large enclosed garden with raised patio area. offering stunning views over the county side.

**Kitchen 2.92m x 5.60m (9'7" x 18'5")**

External door and windows to side aspect. Fitted with a range of wall and base units with worktops over. Range cooker with extractor over, integral dishwasher and washing machine, space for fridge freezer and radiator.

**Hall 6.62m x 3.00m (21'8" x 9'10")**

Window to side aspect and external door to rear aspect.

**Snug 4.82m x 3.34m (15'10" x 11'0")**

Windows to side and rear aspect, feature fireplace and radiator.



**Dining Room** 4.46m x 5.38m (14'7" x 17'8")  
Patio doors to rear aspect and two radiators.

**Lounge** 4.93m x 5.38m (16'2" x 17'8")  
Windows to side aspect, patio door leading to conservatory and radiators.

**Bedroom Two** 3.15m x 3.69m (10'4" x 12'1")  
Window to front aspect, fitted wardrobes and radiator.

**Bedroom Three** 3.33m x 2.73m (10'11" x 9'0")  
Window to front aspect and radiator.

**Bedroom Four** 3.77m x 3.69m (12'5" x 12'1")  
Window to front aspect and patio doors to side aspect. Radiator.

**Shower Room** 1.74m x 2.73m (5'8" x 9'0")  
Window to front aspect and fitted with shower cubicle, low level WC, wash hand basin and radiator.

**Bathroom** 2.21m x 2.73m (7'4" x 9'0")  
Window to front aspect and fitted with shower cubicle, panel bath, low level WC, wash hand basin and radiator.

**Conservatory** 4.25m x 3.31m (13'11" x 10'11")  
External doors to side aspect and radiator.

**Landing** 5.20m x 2.56m (17'1" x 8'5")  
Storage cupboard.

**Bedroom One** 4.58m x 5.23m (15'0" x 17'2")  
Window to rear aspect, velux window, built in wardrobes and radiator.

**Bedroom Five** 5.20m x 3.69m (17'1" x 12'1")  
Window to rear aspect, built in wardrobe and radiator.



## Outside

To the front of the property there is a concrete driveway with ample parking, leading to a detached single garage. To the rear of the property there is a large enclosed garden with raised patio area.

## Agent Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





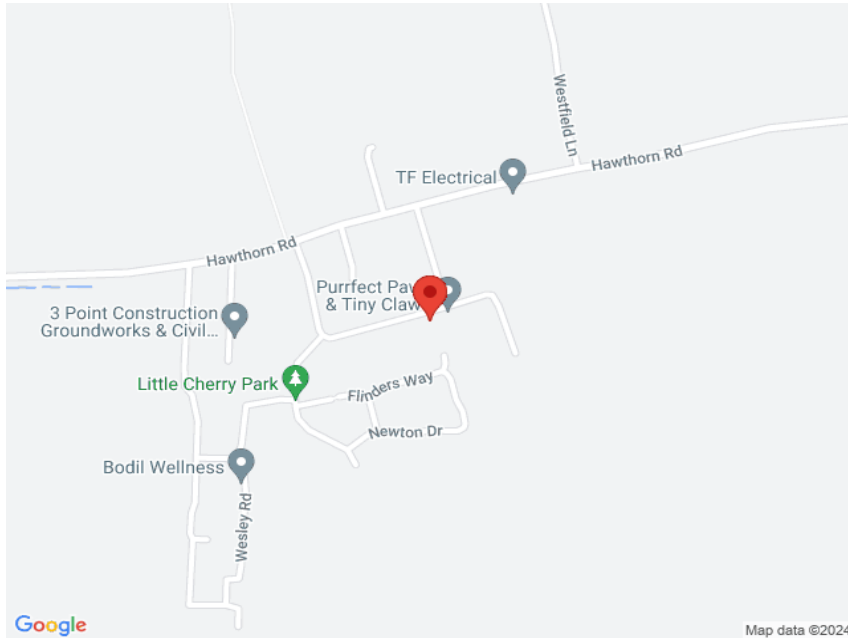
GROUND FLOOR  
1950 sq.ft. (181.1 sq.m.) approx.

1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 2511 sq.ft. (233.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk